

PLANNING COMMISSION MINUTES

February 6, 1990

Present: Chairman Robert McKenzie, Berwyn Andrus, Mick Johnson, Kathi Izatt, Cheryl Okubo, Mike Holmes, Dick Drescher; Leslie Foy, City Council Rep.; Jack Balling, City Engineer; Jon Reed Boothe,- Planning Director

Excused: Elaine McKay

Invocation: Harold Shafter

Minutes of December 5., 1989 were unanimously approved as written.

Conditional Use:

2-6-90.5A 90-1C Planned Dwelling Group, 1285 So. 100 E.
Mark and Susan Marchant

Mr. Boothe explained that a Planned Dwelling Group allows one home to be built behind another home on the same lot provided there is twice the minimum lot area, and they lack the width fronting on a dedicated street for . two lots. The property in question is approximately 95 ft. wide x 180 ft. deep (over 17,000 sq. ft.) The required lot size is 6500 sq. ft. for a total of 13,000 sq. ft. for both homes. The new structure will be served by a 15 ft. right- of-way.

Several of the neighbors were present to express their approval. Following questions by Planning Commission members, Leslie Foy made a motion to approve the Planned Dwelling Group, seconded by Berwyn Andrus; voting was unanimous.

Subdivisions - Preliminary:

2-6-90.7A Sunset Hollow Plats C & D, 19 Lots, 3200 S. 1200 E. Rea-ffirmation of
preliminary approval Sept. 16, 1980 Tom Mabey and Ron Marshall

The entire plat was given preliminary approval in September 1980, with the Council granting the following exceptions:

1. Road grades to be allowed between 12% and 15%.
2. Cuts and fills were allowed over 10 ft.
3. Sidewalk was required on only one side of the street.

The average slope in the subdivision is about 23% which requires lots of at least 20,000 sq. ft. and 100 ft. frontage. This development complies with these requirements, however lot 8 does not meet the requirement of at least 5,000 sq. ft. of usable land. Staff feels the following issues must be resolved:

1. The developer must file a disclaimer with the subdivision which will not allow building permits to be issued on lots that do not meet the 5,000 sq. ft. useable area requirement.
2. There is a serious problem with the proposed alignment of the road through lots 9, 10, 14 and 15. The problem is that the road sits high in the air on a ramp which creates a great hazard to vehicle rollover and virtually eliminates access to lots 10 & 11. The centerline radius of the road is about 160 ft. on a fill of up to 14 ft. The curve should have a radius of 200 ft. for 25 mph design. This could be reduced to 175 ft. with super elevation of the roadway at 25 mph. Staff recommends the road be extended about 150 ft. northward to a point where the road matched the natural ground or was in a cut area, and try and use a 275 ft. radius with at least 1.0 ft. cross-slope to the inside curve.
3. The preliminary plat shows the sanitary sewer on the back property lines. This would not only require the removal of much of the natural vegetation, but would be very difficult to maintain. Staff recommends that the sewer mains be placed in the public streets unless it becomes impossible to serve a lot.

In summary, staff recommends the preliminary drawing be resubmitted when the above conditions are met. Mr. Mabey and Mr. Marshall agreed to study these problems.

Leslie Foy made a motion to table this item until the above conditions have been resolved; Cheryl Okubo seconded the motion; voting was unanimous.

Subdivisions - Final:

2-6-90.8A Holmes Park, 19 lots, 275 W. 800 N.
Dean Hill, Robert Holmes, Linda Hobson

Mr. Boothe presented the site plan. Staff recommends final approval subject to the following conditions:

1. Completion of final engineering drawings;
2. Payment of storm drainage fee of 50% of the normal fee. The developers of this property installed the main trunk drain to 500 West. This trunk line was one-half the work for storm detention;
3. Payment of all required fees;
4. Posting of a bond or Letter of Credit to guarantee on-site improvements;
5. Furnish a current title report to the city;
6. Completion of the final plat with all property signatures and property clearances.

Barry Kulmer, Vice President of the Homeowners' Association of Danbury PUD, was concerned about the size of the lots and frontage, and what type homes were planned. Ms. Hobson answered his concerns.

Cheryl Okubo made a motion to grant final approval to Holmes Park Subdivision, including

recommendations of staff; seconded by Leslie Foy; Mike Holmes abstained; majority voted approval.

Commercial Applications:

2-6-90.11A Nighttime Pediatrics Clinic, 511 E. Medical Dr. Preliminary and Final Site Plan

Mr. Boothe presented the site plan and elevations of the building. Parking and landscape requirements have been met. Staff recommends preliminary and final approval subject to the following conditions:

1. Payment of a storm drain fee of \$1,050.00 culinary water fee of \$3,292.50; sanitary sewer fee of \$1,110.00
2. Building plans to meet the Uniform Building Code;
3. Provide a cash bond in the amount of \$1,412.40 to guarantee the street, sidewalk, curb and gutter will be repaired or replaced if damaged;
4. Landscape bond of 5% of the building valuation to be posted;
5. Dumpsters to be screened with solid 6' high wall, the same brick as the building;
6. Any roof mounted equipment to be screened from public view with a parapet wall;
7. Installation of a solid fence along the north property line to tie in and match with existing solid fence.

The clinic's hours will be from 5:00 PM to midnight Monday through Friday and noon to midnight on weekends. Outside lighting was a concern, but there is one light located far enough away from residential homes plus some heavy foliage to block the light. The light is 12 ft. high which is needed for security and safety, and it is directed downward. There will be lighting on the walkway and on the sign.

Mick Johnson made a motion for preliminary and final approval subject to the conditions recommended by staff; Dick Drescher seconded; voting was unanimous.

Meeting adjourned at 8:10 PM.

DATE: February 6, 1990

TO: Planning Commission

FROM: City Engineer

SUBJECT: Review of Sunset Hollow Preliminary Subdivision Plan

This subdivision is an extension of the existing Sunset Hollow subdivision, which was granted preliminary approval on September 20, 1980 (see attached Council minutes). The Council granted the following exceptions in the approval:

1. Road grades to be allowed between 12% and 15%.
2. Cuts and fills were allowed over 10 feet.
3. Sidewalk was required on only one side of the street.

This subdivision is in the Foothill Zone with an average slope of about 23%. A slope of this magnitude requires lots of at least 20,000 sq. ft. area and 100 ft. minimum frontage. The proposed subdivision complies with these requirements.

All lots must have at least 5,000 sq. ft. of usable land, less than 30% slope, and it appears Lot 8 does not meet this requirement. The developer must file a disclaimer with the subdivision which will not allow building permits to be issued on lots that do not meet this requirement. Care should be taken to make sure all lots meet this requirement before the plat is recorded.

Road Pattern. The proposed alignment of the road is substantially the same as it was approved in 1980; however, there is a serious problem that exists through Lots 9, 10, 14, and 15. The road has a centerline radius of about 160 ft. on a fill of up to 14 ft. The curve should have a radius of 200 feet for 25 mph design. This could be reduced to 175 feet with super-elevation of the roadway at 25 mph. The big problem is that the road sits high in the air on a ramp, which creates a great hazard to the vehicle rollover and virtually eliminates access to Lots 10 and 11.

Recommendation. I would recommend the road be extended about 150 feet northward to a point where the road matched the natural ground or was in a cut area, and try and use a 175-foot radius with at least 1.0 ft. cross-slope to the inside curve.

Sanitary Sewer. The preliminary plat shows the sanitary- sewer- on the back property lines. This would not only require the removal of much of the natural vegetation, but would be very difficult to maintain.

Recommend that the sewer mains be placed in the public streets unless it becomes impossible to serve a lot.

We would recommend that the preliminary drawing be re-submitted when the above conditions

are met.

DATE: February 6, 1990

TO: Planning Commission

FROM: City Engineer

SUBJECT: Final Review of Holmes Park Subdivision
at 275 West 1000 North

I have made a final review of the above-referenced subdivision, and would recommend final approval subject to the following conditions:

1. Completion of final engineering drawings on the following items:
 - (a) Curb return grades at 1000 North Street
 - (b) Corrections of grades on 275 West Street
 - (c) Shift drain line to give a 10-foot clearance from culinary water line
 - (d) Inlet boxes on 925 North Street
 - (e) Street dimensions on 275 West Street
 - (f) Miscellaneous labeling on drawings
2. Payment of storm drainage fee of 50% of the normal fee. It is recommended that the fee be reduced to one-half of the normal fee because the developers of this property installed the main trunk drain to 500 West. This trunk line was one-half the work for storm detention. This will drain the development to the City standards without storm detention.
3. The payment of all required fees.
4. The posting of a bond or Letter of Credit to guarantee the construction of the site improvements.
5. Furnish a current title report to the City.
6. Completion of the final plat with all proper signatures and property clearances.

DATE: February 6, 1990

TO: Planning Commission

FROM: City Engineer

SUBJECT: Review of Plans for Night-time Pediatrics Building

I have made a review of the site plan for the proposed building and recommend preliminary site plan approval subject to the following conditions:

1. Storm Drainage
Storm detention has not been provided on site; however, the drains on Medical Drive and Barton Creek are adequate for the run-off water generated from this site. The fee for run-off is \$2,100 per acre, or $0.5 \text{ Ac} \times 2,100 = \$1,050.00$
2. Culinary Water
The fee for the 1 1/2" meter and water connection = \$3,292.50
The City will install the lateral, meter and box at the property line for the above fee. The plans show 37 plumbing fixture units and you could possibly use a 1-inch lateral and meter, which would be a total connection fee of \$1,385.00.
3. Sanitary Sewer
The plan shows 37 plumbing fixture units and the connection fee would be \$30.00 per unit = \$1,110.00 The sewer system will be installed by the owner's contractor, who must be licensed, have a City bond, and obtain an excavation permit from the City before work can begin in the public street.
4. Building Permit
The plans are being reviewed by the building inspector, and when the approval is granted by the City Council a permit will be issued if the plans comply with the Uniform Building Codes.
5. Street Repair Bond
A cash deposit of \$12 per front foot is required by ordinance in the amount of \$1,412.40 to guarantee that the street, sidewalk, curb and gutter will be repaired or replaced as needed.
6. Landscape Bond
A 5% of the building valuation bond must be posted with the Planning Director to guarantee the installation of the landscaping.
7. Dumpster area to be screened with solid wall 6' high, the same brick as building.
8. Roof-mounted mechanical equipment, if any, to be screened from view with parapet wall.
9. Installation of a solid fence 6' high along the north property line to tie and match with existing solid fence.

